



SPECIAL MAGISTRATE LIEN REDUCTION AGENDA

**JUNE 24, 2021
12:00 P.M.**

**COMMISSION MEETING ROOM
CITY HALL
100 N ANDREWS AVE**

**H. MARK PURDY
PRESIDING**

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENTS IS PROHIBITED BY SUNSHINE LAW, PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AUXILIARY AIDS AND SERVICES: If you desire auxiliary aids and services to assist in viewing or hearing the City Commission meetings or reading the agenda and minutes for the meeting, please contact the City Clerk's Office at 954-828-5002 at a minimum of two days prior to the meeting and arrangements will be made to provide these services to you.

Unless otherwise stated, these Items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.



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LIEN REDUCTION HEARING

CASE NO: CE18070457
CASE ADDR: 415 NW 21 TER
OWNER: BUILDERS ASSOCIATES I LLC
% INVEST HOMES LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2017) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
16111673 BNEWR1M NEW SFR / 3 BDRM 2 BATH 2 CAR
GARAGE

CASE NO: CE19052201
CASE ADDR: 828 NW 14 WY
OWNER: LEHMAN HOMES LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-12(a)
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS
AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS
PROPERTY AND SWALE AREA. THIS IS A REPEAT VIOLATION.
PREVIOUS CASE IS CE18090692 WHICH CAME BEFORE THE SPECIAL
MAGISTRATE ON NOVEMBER 15, 2018, AND BASED ON THE EVIDENCE
PRESENTED, ESTABLISHED A FINDING OF FACT AND IMPOSED FINES
AGAINST THE PROPERTY. THIS CASE SHALL BE PRESENTED TO THE
SPECIAL MAGISTRATE WHERE FINES MAY BE IMPOSED.

CASE NO: CE19041309
CASE ADDR: 1018 NW 14 CT
OWNER: 2016 PAUL REAL ESTATE LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2017) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
14101741 BALTR1M STRUCTURAL ALTERATIONS FOR
SEPARATE MECHANICAL
15102940 BBOARDUPCR BOARD-UP
14110544 MACRPLL AC CHANGEOUT

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CASE NO: CE18032356
CASE ADDR: 1407 NE 15 AVE
OWNER: SILVA, DAVID
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2017)
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17021463 BALTR1M INTER RENOV SFR
17021459 BWINDOWS INSTALL 32 WINDOWS W/IMPACT

CASE NO: CE18030089
CASE ADDR: 1410 NW 8 AVE
OWNER: LJM REAL ESTATE 1 LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-1.
THERE IS OUTDOOR STORAGE ON THIS RESIDENTIAL
PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS

BEING MAINTAINED IN SUCH A MANNER THAT THE
PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR
INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR
MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR
THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY
OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE
ECONOMIC WELFARE OF ADJACENT PROPERTIES.

47-20.20.H.
THE PARKING FACILITIES OF THIS PROPERTY ARE NOT
MAINTAINED IN A GOOD, OPERATING CONDITION. THE
ASPHALT IS DETERIORATED.

9-305(b)
THE LANDSCAPING OF THIS PROPERTY, INCLUDING THE
SWALE AREA, IS NOT PROPERLY MAINTAINED IN A
HEALTHY, GROWING CONDITION AND PROTECTED. THERE
ARE AREAS OF THE YARD WHICH ARE BARE AND NEED
TURF, SOD OR OTHER LIVING GROUND COVER.

CASE NO: CE14051417
CASE ADDR: 2500 SW 14 AVE
OWNER: THE GROVE AT RIVER OAKS HOMEOWNERS ASSOCIATION, INC.
PRESENTER: KATRINA JORDAN

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VIOLATIONS: FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

1. THE POOL LIGHT AND THE LIGHTING AROUND THE POOL
WERE INSTALLED OR REPLACED.
2. THE SEPTIC TANK WAS ABANDONED AND THE SEWER
LINE WAS CONNECTED TO THE MAIN SEWER FROM BROWARD
COUNTY WITHOUT PASSING THE FINAL INSPECTIONS AND
CLOSE THE PERMIT. IT WAS LEFT TO EXPIRE AND TODAY
IT REMAINS WORK WITHOUT A PERMIT.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

CASE NO: CE18081508
CASE ADDR: 2810 RIVERLAND RD
OWNER: VICENTE, ANGELICA M
VICENTE, RICHARD L & MARLENE
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-11(a)

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER
AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS
CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE
COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR
MOSQUITOS AND IS A PUBLIC NUISANCE. THIS VIOALTION HAS BEEN
CITED PREVIOUSLY UNDER CASE CE18020203 AND HAS REOCCURRED.
DUE TO THE RECUREING NATURE OF THIS VIOLATION, THIS CASE
WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETER IT IS
FOUND IN COMPLIANCE PRIOR TO THE HEARING OR NOT.

CASE NO: CE18012105
CASE ADDR: 2810 RIVERLAND RD
OWNER: VICENTE, ANGELICA M
VICENTE, RICHARD L & MARLENE
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-4(c)

THERE ARE DERELICT/UNLICENSED AND INOPERABLE
VEHICLES INCLUDING, BUT NOT LIMITED TO, BLACK AND
GREY TOYOTA MINI VAN ON THE PROPERTY.

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47-39.A.1.b.(6)(b)

THERE IS NON PERMITTED OPEN AIR STORAGE ON THIS
RESIDENTIAL RS-3.52 ANNEXED ZONED PROPERTY. THE
OPEN AIR STORAGE OF ANY ITEM IS PROHIBITED IN
RESIDENTIAL ZONING DISTRICTS WITH THE EXCEPTION OF
USABLE LAWN, GARDEN OR POOL FURNITURE OR

EQUIPMENT, BARBECUES, TOYS, BICYCLES, OR TRASH
CANS BEING USED BY THE RESIDENTS OF THE DWELLING.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN
MAINTAINED. THERE ARE FASCIA/SOFFITS
DAMAGED/MISSING. THE EXTERIOR BUILDING WALLS ARE
STAINED/DISOLORED.

CASE NO: CE17032482
CASE ADDR: 2810 RIVERLAND ROAD
OWNER: VICENTE, ANGELICA M
VICENTE, RICHARD L & MARLENE
PRESENTER: KATRINA JORDAN

VIOLATIONS: 9-280(h)(1)
THE CHAINLINK FENCE IS DAMAGED AND IN DISREPAIR
AND IS NOT BEING MAINTAINED.

CASE NO: CE17110339
CASE ADDR: 2810 RIVERLAND RD
OWNER: VICENTE, ANGELICA M
VICENTE, RICHARD L & MARLENE
PRESENTER: KATRINA JORDAN

VIOLATIONS: 9-304(b)
THERE IS TRAILER WITH A BOAT PARKED ON THE
GRASS/LAWN AREA.

CASE NO: CE16121955
CASE ADDR: 2810 RIVERLAND RD
OWNER: VICENTE, ANGELICA M
VICENTE, RICHARD L & MARLENE
PRESENTER: KATRINA JORDAN

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VIOLATIONS: 18-12 (a)
THERE IS OVERGROWTH, TRASH, RUBBISH, LITTER AND
DEBRIS ON PROPERTY/SWALE

9-304 (b)
THERE ARE MULTIPLE VEHICLES/TRAILERS PARKED ON THE
LAWN.

9-305 (b)
LANDSCAPE AND /OR SWALE NOT MAINTAINED, THERE IS
MISSING AND/ OR BARE AREAS OF LAWN COVER.

CASE NO: CE20100643
CASE ADDR: 2880 SW 1 ST 1 4
OWNER: MERIDIAN PARTNERS 2, LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18 1.
THERE IS LITTER AND TRASH AT THIS PROPERTY THAT IS
CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED
IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY
BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR
WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS,
OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR
WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC
WELFARE OF ADJACENT PROPERTIES.

CASE NO: CE19031808
CASE ADDR: 3348 NE 38 ST
OWNER: DANIEL, MICHAEL DANIEL, MERAV ETI
PRESENTER: KATRINA JORDAN

VIOLATIONS: 15-272. (a)
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

18-12 (a)
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR
WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR AND/OR
DEBRIS ON THIS PROPERTY AND SWALE AREA.

24-27. (b)
THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT
AFTER COLLECTION DAY AND NOT PULLED BACK TO AN
APPROVED LOCATION.

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CASE NO: CE09062345
CASE ADDR: 3512 SW 12 CT
OWNER: 3512 SW 12TH COURT LAND TR
TELLER, CRAIG TRSTEE
PRESENTER: KATRINA JORDAN

VIOLATIONS: 28-33(a)
NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

CASE NO: CE20100753
CASE ADDR: 4040 GALT OCEAN DR 427
OWNER: VORONTSOVA, ELENA
PRESENTER: KATRINA JORDAN

VIOLATIONS: 15-272.(a)
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT
THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.
